



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT  
LANSING



February 22, 2011

Ms. Kara Wood  
Economic Development Director  
City of Grand Rapids  
City Hall, Ninth Floor  
300 Monroe Avenue NW  
Grand Rapids, Michigan 49503

Dear Ms. Wood:

SUBJECT: Petroleum Eligibility Determination for the Railway Express Agency,  
47 Williams Street SW, Grand Rapids, Michigan

This letter acknowledges that the city of Grand Rapids notified the Department of Natural Resources and Environment (DNRE), Remediation Division, of its plans to perform additional assessment activities and establish a cleanup plan at the above referenced site.

The city of Grand Rapids, with information regarding the petroleum contaminated site and property ownership, requested that the DNRE make the necessary determination on eligibility for brownfield funding. Based on the information provided, the DNRE has determined:

1. The site, the former Railway Express Agency (facility #42271), is of 'relatively low risk', as compared with other petroleum only sites, because the site is listed as a class three leaking underground storage tank (LUST) site. The property, a former automotive repair garage, had been the historic location of one 2,500 gallon and one 1,500 gallon underground storage tanks (USTs). Both USTs, used for leaded gasoline, were removed in July 2010 and were last utilized in the 1970s. The site is not being cleaned up using LUST trust fund monies and is not subject to a response under the Oil Pollution Act.
2. A. The DNRE is not aware that any responsible party has been identified through:
  - (a) a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the site; or
  - (b) a filed enforcement action brought by federal or state authorities, or is party to a citizen suit, that would, if successful, require that party to assess, investigate, or clean up the site; or
  - (c) A citizen suit, contribution action or other third party claim brought against the

current or immediate past owner for the site that would, if successful, require the assessment, investigation, or cleanup of the site.

2. B. The current owner of the property is Mel Trotter Ministries which acquired the property in 2004. According to the applicant, Mel Trotter Ministries conducted a phase 1 assessment which did not indicate any recognized environmental concerns. The USTs were discovered by utility workers who found two pipes that led to the tanks at the building. Because the current owner removed the tanks, conducted an Interim Assessment Report, and is seeking to conduct additional sampling and develop a cleanup plan, it appears that Mel Trotter Ministries is taking reasonable steps with regard to any petroleum contamination at the site, has prevented any threatened future releases of petroleum, and prevented or limited exposure to any previously released petroleum contamination at the site.
3. The applicant is a volunteer who is not liable for the petroleum contamination because they did not own or operate any petroleum dispensing or storage system at the subject site.
4. The petroleum contaminated site is not subject to any order issued under 9003(h) of the Solid Waste Disposal Act.

The information reviewed above is consistent with Section 101 (39)(d)(II)(bb) of the Comprehensive Environmental Response, Compensation, and Liability Act. The DNRE is not aware of any reasons why the city of Grand Rapids cannot conduct additional assessment activities and a cleanup plan to assist in the redevelopment of the property and encourages the City of Grand Rapids to submit its reports and findings to the Remediation Division District Supervisor, DNRE Grand Rapids District Office, 350 Ottawa NW, Unit 10, Grand Rapids, Michigan 49503-2341. If you have any questions, feel free to contact me at the number below, or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,



Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Program Support Section  
517-373-4805

cc: Gwen Massenburg, EPA Region 5  
Dave Monet, DNRE  
Brian Coles, DNRE